

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	3 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3800	04	5,575	78.0932	50.76	282,987	1989	1989	0	0	50.00	50.00

  

1 SHOP NBHD		0%	-	0	Heated Area: 4946		HX Base Yr	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		141,494	
TOTAL MARKET OB/XF VALUE		6,967	
TOTAL LAND VALUE - MARKET		31,250	
TOTAL MARKET VALUE		179,711	
SOH/AGL Deduction		0	
ASSESSED VALUE		179,711	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		179,711	
TOTAL JUST VALUE		179,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,411	

DOR CODE		1600 COMMUNITY SHOPPING			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC		32317.030 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100		578	14,670
BAS	588	100		588	14,924
BAS	900	100		900	22,842
BAS	1,380	100		1,380	35,025
BAS	1,500	100		1,500	38,070
CAN	940	30		282	7,157
FST	252	50		126	3,198
FST	442	50		221	5,609
TOTALS	6,580			5,575	141,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17	MAINT/ALTR	175	01/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0910	9/15/1992	CT	U	I	11	125,000

GRANTOR: LAKE CITY PROPERTIES  
GRANTEE: SUWANNEE INVESTMENT

EXTRA FEATURES		618 S MARION AVE, LAKE CITY														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	5,184.00	UT	0.90	0.90	100	0	0	3	100	4,666	
2	0258	PATIO	0	0	13	59	UT	3.00	3.00	100	0	0	3	100	2,301	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N11 W25 S60 BAS= N60 W15 S60 BAS= N42 W14 FST= N18 E14 S18 W14\$ S42 BAS= N60W23 S60 BAS= N34 W17 FST= N26 E17 S26 W17\$ S34 E17\$ E23\$E14\$ E15\$ E25 CAN= W94 S10 E94 N10\$ N49\$.	

LAND DESCRIPTION		TOTAL OB/XF															6,967							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1600	C	SH CTR COM	0		*CG	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	2.50	2.50	31,250							